

Holly Cottage

Woodside Road Chiddingfold Surrey GU8 4RU



EMERY & ORCHARD
ESTATE AGENTS



An attractive three bedroom semi detached Victorian cottage with garage and large garden located within easy reach of the village centre and all local amenities

Price: £615,000 Freehold

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Entrance Hall ◆ Cloakroom ◆ 22ft Living Room ◆ Kitchen ◆ Family/Dining Room ◆ Three Bedrooms
◆ Bathroom ◆ Gas Heating & Double Glazed Windows ◆ Driveway & Detached Garage
◆ Large South Facing Garden

DESCRIPTION: Holly Cottage is an attractive three bedroom semi detached Victorian cottage occupying an enviable setting in a mature residential road which is located within easy reach of the village centre. Over the years the house has been the subject of many improvements with care having been taken to retain much of the original charm and character of the Victorian period. Internally, the house offers spacious and adaptable accommodation that includes on the ground floor a 22ft living/family room with open fireplace, kitchen with an adjoining family/dining room which run across the back of the house enjoying direct access into the south facing garden. On the first floor there are three good sized bedrooms and bathroom. The house also benefits from further potential to extend (stpp) as well as double glazed windows and gas fired central heating. Outside, a driveway provides off road parking and leads to a detached garage. The gardens are a particular feature of the property being mainly arranged to the rear of the house where there is a large paved patio leading onto an extensive level lawn. The garden enjoys a southerly aspect and a good deal of privacy screened by many mature shrubs and trees. Holly Cottage is likely to appeal to purchasers seeking a character village property which is within reach of local amenities.

SITUATION: Chiddingfold lies approximately 7 miles south west of Godalming in the Surrey Hills Area of Outstanding Natural Beauty. The village is steeped in history and is centred round a pretty village green with duck pond and many Grade II listed buildings. The village has a number of local shops including a two general stores, butchers and chemists, as well as a doctor's surgery and a number of typical village inns, including the 13th Century Crown Inn located on the village green. There is also a playgroup, nursery school and primary school in the village. For the commuter, Witley main line station is approximately 2.2 miles from the village and provides a regular service to Waterloo in under an hour. For the commuter by road, access to the A3 is available at Milford and provides road communications to London and the south coast, as well as giving access to both Heathrow and Gatwick Airports via the M25 and M23 motorways. The town centres of Godalming, Haslemere and Guildford are all easily accessible by car and provide a comprehensive range of shopping, leisure and recreational facilities. For the walking and riding enthusiast, Chiddingfold is surrounded by some of Surrey's most beautiful countryside. The village also benefits from its own cricket green, football club and 18 hole golf course.

Directions: Leave Godalming in a southerly direction on the A3100 turning right at the mini roundabout by the Inn on the Lake, continuing under the railway bridge and on towards Milford village. On reaching Milford take the first turning left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit on the A283/Petworth Road continuing through the village of Witley and on towards Chiddingfold. As you enter Chiddingfold, passing the Winterton Arms on your left hand side, take the next turning on your right hand side into Woodside Road. Continue along Woodside Road and Holly Cottage will be found after a short distance on the left hand side just after the turning right into Wildwood Close.

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.



Witley Main Line Station – 2.1 miles (Waterloo approx 55 mins) Godalming – 6.5 miles Guildford – 11.6 miles
 Farnham – 13.0 miles Haslemere – 4.9 miles Gatwick – 30.9 miles Heathrow – 32.9 miles
 A3 – 5.7 miles M25 – 20.0 miles M3 – 28.5 miles

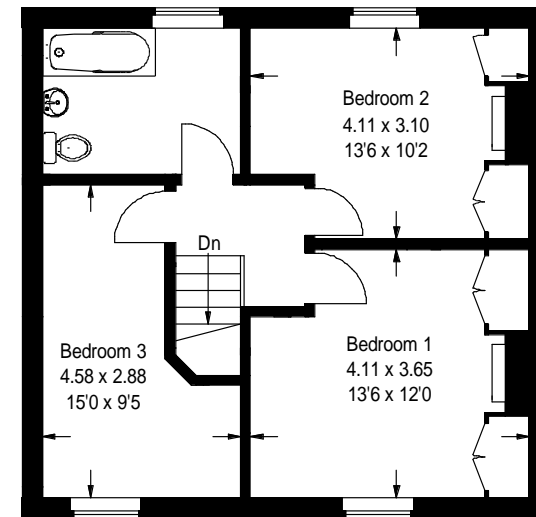


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		85
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		65	
EU Directive 2002/91/EC			

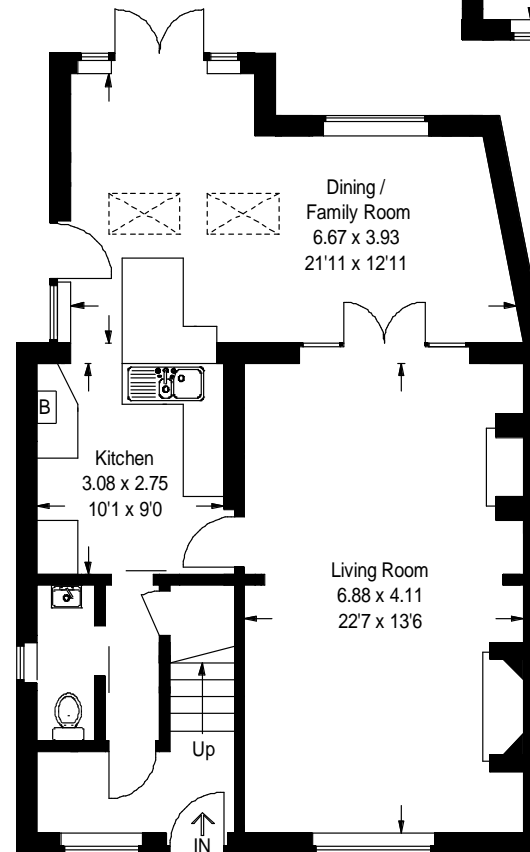
Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		82
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		58	
EU Directive 2002/91/EC			

Woodside Road Chiddingfold

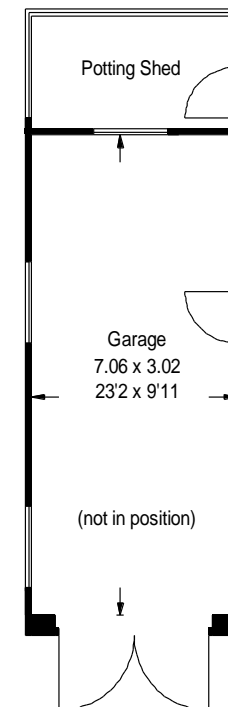
Approximate Gross Internal Area
Ground Floor = 73.8 sq m / 794 sq ft
First Floor = 49.3 sq m / 531 sq ft
Garage / Potting Shed
26.4 sq m / 284 sq ft
Total = 149.5 sq m / 1609 sq ft



First Floor



Ground Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.